

## **5-10: I-1 INDUSTRIAL ZONE**

### **I. SITE PLAN REVIEW**

#### **1. Scope**

In lieu of a plot plan required under zoning section 7-6, any applicant for a building permit in the I-1 zone shall submit a site plan to the Zoning Administrator with the contents listed below. The Zoning Administrator shall review the plan and shall issue a building permit pursuant thereto only if the standards of this and the other sections of the zoning ordinance are met.

**Exception:** Applications for permits for public facilities permitted under zoning section 3-44; fences, signs and wells permitted under zoning sections 5-10-B-30 to 5-10-B-32; and farm uses permitted under zoning sections 5-10-B-17 through 5-9-B-26 shall be exempt from filing such site plan (zoning section 7-6 shall still be met, however.).

#### **2. Contents**

Such site plan shall be carefully drafted, drawn to a scale that is not smaller than one inch to two hundred feet (1"=200'), and show:

- a. The names, addresses, and telephone numbers of the owner of the lot to be built on (subject lot), the developer of the project, and the architect or other designer.
- b. The property boundary lines, legal description and dimensions of the subject lot; the property lines of all adjoining lots (but only extending for a distance of two hundred feet away from the boundaries of the subject lot); and an identification on each lot of the name of the property owner.
- c. The location and use of all existing and proposed structures on the subject lot.
- d. The location and an identification of each use of land and each building lying within 200 feet of the boundaries of the subject lot.
- e. The location and names of all public and private streets
- f. The location of all canals, power lines, gas lines and other utility lines on the subject lot and the boundaries of all recorded easements located on the lot.
- g. The location of the proposed landscaping, parking areas, access points, lighting, and loading areas that are needed to meet the requirements of zoning sections 3-14, 3-15 and 3-21.
- h. The location and cross sectional drawing of proposed walls and fences, including those needed to meet the provisions of zoning section 3-41.
- i. An identification of any areas where the subject lot has been graded by past cuts or fills; also contour lines, if the land has more than a five percent (5%) slope, and a grading plan if cuts or fills will be undertaken to prepare the site.

j. An identification of any contaminated soils, fill material types, wet or boggy soils, fault lines or other natural hazards affecting the subject property.

k. North point.

### 3. Limitation

Upon approval of the site plan (or any amendment thereof) by the Zoning Administrator, no buildings or uses of land other than those depicted on such plan shall be permitted on the subject lot.